

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-59B
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, J & J Realty Trust have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-59B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That J & J Realty Trust be and hereby are designated as redevelopers for Disposition Parcel R-59B in the Charlestown Urban Renewal Area, subject to:
 - a. Concurrence in the proposed disposal transaction by the Department of Housing & Urban Development.
 - b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - c. Completion of improvements within 6 months from date of conveyance.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that J & J Realty Trust possess the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.

4. That final plans are hereby approved as submitted by J & J Realty Trust for Disposition Parcel R-59B.

5. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel R-59B between the Authority as seller and J & J Realty Trust as buyer, providing for the conveyance by the Authority of Disposition Parcel R-59B in consideration of a purchase price subject to HUD concurrence, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

6. That the Director is further authorized to execute and deliver deed conveying said parcel pursuant to such disposition agreement; and the execution by the Director of such agreement and deed to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



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March 15, 1973

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55
DISPOSITION PARCEL R-59B
DESIGNATION OF DEVELOPER

On December 8, 1972 J & J Realty Trust was conveyed Parcel R-59A for the rehabilitation of three buildings located at 30, 32, 34 and 36 Washington Street in Charlestown. The parcel delivery plan prepared for Parcel R-59A inadvertently left out a portion of land designated as R-59B which should have been included in the conveyance of R-59A.

Parcel R-59B consists of 6,250 square feet and is located at the corner of Lynde, Washington, Arrow Streets and Rutherford Avenue. This Parcel abuts Parcel R-59A and is to be used by the J & J Realty Trust for recreational space and parking.

As Parcel R-59B is an integral part of the Developers' proposal for development, it should be conveyed to them within the shortest time interval possible.

The Authority's Urban Design Staff has approved the final plans for primarily a recreational area with the inclusion of ten parking spaces.

It is therefore recommended, that the Authority adopt the attached Resolution designating J & J Realty Trust of 416 Medford Street, Charlestown, as Redevelopers of Parcel R-59B and approve final plans as submitted by J & J Realty Trust.

An appropriate Resolution is attached.

Attachment

